

# **HISTORIC PRESERVATION COMMISSION**

## **Minutes**

November 11, 2004

Salisbury, North Carolina

The Historic Preservation Commission for the city of Salisbury met in regular session on Thursday, November 11, 2004, in the Council Chambers at the City Hall, 132 N. Main Street.

The meeting was called to order by the Chairman, Charles Paul. In addition to Mr. Paul, the following members were present: Raemi Evans, Ronald Fleming, Anne Lyles, Jeff Sowers, Wayne Whitman and Michael Young

Absent: Mike Fuller

### **Certificates of Appropriateness**

H-52-04 **202 E. Bank St.** – Clyde Overcash, owner – Certificate of Appropriateness for metal roof – Red

**NOT PRESENT**

H-59-04 **317 N. Ellis St.** – Jim & Darla Molitor, owner – Certificate of Appropriateness for construction of 18'x20' addition to rear of house

Jim & Darla Molitor, owners, along with Jason Smith, contractor, were sworn to give testimony for the request.

Mr. Molitor began the testimony, as staff presented slides, testifying that an 18 x 20 ft. sunroom/family room would be constructed on the rear of his home, not visible from the street. He said the non-original existing deck had already been demolished by the contractor.

Mr. Smith presented pictures of the existing house. He testified that the architect made a mistake on the submitted elevation plan and presented a revised elevation plan. From the slides he showed the existing deck which runs down one side of the house and from the rear elevation showed the location for the new deck which would continue down the side of the addition. It was noted by David Phillips that the addition is 22 ft. from the property line.

Mr. Smith testified that the existing vinyl siding would be replaced with hardy-plank painted to match the existing color of the house. The roof shingles would also match the existing. The windows, he stated, would be wood, 1/1 windows rather than the simulated divided light windows as stated on the application. He presented a brick sample for the foundation. In response to a question from Michael Young, Mr. Smith testified that the deck's lattice would be stained and the pickets painted.

Mr. Smith further testified that a full-view entry wood door would be located over the top of the ramp.

There was no one present to speak in support or opposition to the request.

Kathy Walters made the following motion: “I move that the Commission find the following facts concerning Application #H-59-04 – that Jim and Darla Molitor, owners of 317 N. Ellis Street, and Jason Smith, contractor, appeared before the Commission and sought a Certificate of Appropriateness to construct an 18’x20’ addition to the rear of the home; that no one appeared before the Commission to support or oppose this request, this request should be granted based on The Secretary of Interior Standards for Rehabilitation and Chapter 3 – New Construction and Additions – Additions, pages 44-45, guidelines 1-10 of the Residential Historic District Design Guidelines; therefore I further move that a Certificate of Appropriateness for application #H-59-04 be granted to Jim & Darla Molitor, owners of 317 N. Ellis St., to make the changes detailed in the application with the following changes agreed to by the applicant: wooden windows will be 1/1 and will not have simulated divided light.”

Ronald Fleming seconded the motion; all members present voted AYE.

H-60-04    **121 S. Lee St.** – Stanley W. Berkshire, Francis T. Krider, Emmett G. Thompson, owners – Gray C. Stout AIA, applicant – Certificate of Appropriateness for color and material selections for Firehouse Urban Lofts; plans will be presented at the meeting

Gray Stout, architect for the Firehouse Urban Lofts project, was sworn to give testimony for the request. Staff presented slides.

Mr. Stout reminded the Commission that he had already received a Certificate of Appropriateness for the project’s design concept, and is now requesting approval for the proposed material selection and colors. He presented the following proposal:

- Brick: Orange colored Taylor Clay brick with Buff mortar
- Base: 8x16, 4” deep, split-face Gray concrete block with Gray mortar
- Siding material in exterior walkways: 2 ¼” corrugated galvanized siding
- Awnings: corrugated, galvanized
- Railings: Black pre-finished aluminum
- Accent bricks: 8x8, Buff colored
- Storefront on 1<sup>st</sup> floor: Aluminum, White finish
- Upper windows: Vinyl 1/1, White, with transoms; operable
- Doors to the balcony: Sliding glass doors
- Goose-neck lights: Black
- Walkways: Concrete

Mr. Stout testified that he would come back before the Commission if any changes should become necessary.

There was no one present to speak in support or opposition to the request.

Michael Young made the following motion:

“I move that the Commission find the following facts concerning Application #H-60-04 – that Gray Stout, applicant for Stanley Berkshire, Francis Krider and Emmett Thompson, owners of 121 S. Lee St., appeared before the Commission and sought a Certificate of Appropriateness to approve color and material selections for Firehouse Urban Lofts; that no one appeared before the Commission to support or oppose this request, this request should be granted based on The Secretary of Interior Standards for Rehabilitation and Chapter 3 – New Construction, pages 46-49 – Building Setbacks and Orientation on Lot, guidelines 1-5; Size and Scale, guidelines 6-10; Materials, Design Elements and Rhythm, guidelines 11-16 of the Non-Residential Historic District Design Guidelines; therefore, I further move that a Certificate of Appropriateness for Application #H-60-04 be granted to Gray Stout, applicant for Stanley Berkshire, Francis Krider, and Emmett Thompson, owners of 121 S. Lee St., to make the changes detailed in the application.”

Jeff Sowers seconded the motion; all members present voted AYE.

**H-61-04 202 S. Fulton St.** – Paul E. Fisher & Sue P. Fisher, owner; Gray C. Stout AIA, applicant – Certificate of Appropriateness for revised roof line from previous approval (H-55-04)

Gray Stout reminded the Commission that a Certificate of Appropriateness was issued in September for reconstruction of the garage which had been destroyed by a fallen tree. However, after receiving the estimate the owner has chosen to revise the plan.

Mr. Gray testified that the roof has been redesigned to a simple front-to-back gable, omitting the east and west gables. He showed the change on the newly revised plan and stated that the only change is in the main roof of the garage.

There was no one present to speak in support or opposition to the request.

Jeff Sowers made the motion as follows: “I move that the Commission find the following facts concerning Application H-61-04 – that Gray Stout, applicant for Paul and Sue Fisher, owners of 202 S. Fulton St., appeared before the Commission and sought a Certificate of Appropriateness to revise the roof line of new garage from that previously approved – that no one appeared before the Commission to support or oppose this request, this request should be granted based on The Secretary of Interior Standards for Rehabilitation and Chapter 3- New Construction, pages 40-44 Site Guidelines 1-7 and Building guidelines 1-10 of the Residential Historic District Design Guidelines; therefore, I further move that Certificate of Appropriateness for Application #H-61-04 be granted to Gray Stout, applicant for Paul and Sue Fisher, owners of 202 S. Fulton St., to make the changed detailed in the application.”

Wayne Whitman seconded the motion; all members present voted AYE.

**H-62-04 415 W. Marsh St. – Steve & Mary Arey, owner – Certificate of Appropriateness for rear screened porch as described in #7 of previous request (H-54-04); porch will extend no further than current walls**

Mary Arey, owner, was sworn to give testimony for the request. Staff presented slides.

Mrs. Arey reminded the Commission that she was back before them in order to present the sketch for the screened-in porch which she not have at the previous meeting.

Mrs. Arey testified the porch would have lattice work and brick supports. The lattice and exterior steps would be wood. An existing 42-inch wide wood door would be used as the exterior door, and the existing interior door would be used as a back door to the house. She stated that the flat roof line would extend out and parallel the back of the house, and an 8x10 section of the space would be enclosed to make a closet.

Mrs. Arey informed the Commission that they propose to remove the bay window from the house because it would not be serviceable to the room, nor is it appropriate to the building.

In response to a question from the Chair, Mrs. Arey stated that the house was built in 1948, an addition in 1979, and another addition in 1981. Also, in response to a question from Michael Young relative to matching the existing brick, Mrs. Arey stated that several different types of brick have been used in changes over the years. She stated that they will do their best to match the foundation of the house.

There was no one present to speak in support or oppose the request.

Ronald Fleming made the following motion: “I move that the Commission find the following facts concerning Application #H-62-04 – that Steve and Mary Arey, owners of 415 W. Marsh St., appeared before the Commission and sought a Certificate of Appropriateness to construct the rear porch as described in #7 of the previous request; that no one appeared before the Commission to support or oppose this request, this request should be granted based on The Secretary of Interior Standards for Rehabilitation and Chapter 3 – New Construction and Additions – Additions, pages 44-45, guidelines 1-11 of the Residential Design Guidelines; mitigating factor: the porch will extend no further than the current walls; therefore, I further move that a Certificate of Appropriateness for Application #H-62-04 be granted to Steve and Mary Arey, owners of 415 W. Marsh St., to make the changes detailed in the application, with the following changes agreed to by the applicant: remove bay window on the back of the house and replace with flat windows to match the existing windows.”

Anne Lyles seconded the motion; all members present voted AYE.

H-63-04 **612 W. Liberty St.** – Salisbury Community Development Corp., owner – Chanaka Yatawara, applicant – Certificate of Appropriateness for demolition: Salisbury Community Development Corp. will provide replacement structure; present structure is not economically feasible for rehab

Chanaka Yatawara was sworn to give testimony for the request. Staff presented slides.

Mr. Yatawara informed the Commission that in an attempt for rehabilitation to the duplex into a single family home, it was determined after a study by KKA Architecture, that due to the condition of the house it was economically not feasible for habitation. He stated there is a lot of termite infestation in the structure. Therefore, the Community Development Corp. would like to demolish the existing structure and build a new home that would be more compatible with the existing homes in the neighborhood.

In response to a question from Kathy Walters, Mr. Yatawara stated that the property was donated to the city by Jim Whitton.

David Phillips responded to Michael Young's question on how the other homes on the street compared in style with it by stating that there was no comparison. He said the other houses have big gable roofs and massive porches on the front, and a lot of offset.

The Chair questioned why the structure was listed as "contributing." Janet Gapen said that Lynn Raker at one time had tried to contact the person who wrote the designation but she is not sure that a response was ever received.

Michael Young suggested that the request be tabled until they can actually visit the site to see what is around it. He said, "if this is a contributing structure, we would have to make a pretty good case for allowing demolition."

Mr. Yatawara stated that it had probably been more than 4 years since it was last occupied. In response to a question from Anne Lyles, he said there were no features left on the inside. He responded "no" when asked by Michael Young if they had tried to sell the house.

Kathy Walters said it might help if they could view the plans for the new construction; however, it was determined following discussion that viewing the plans before they were actually presented for approval would not be necessary to make the decision for demolition.

Following the discussion, Michael Young made a motion to table the request to the next meeting.

Mr. Yatawara stated that because he would like them to see the structure, to table would be fine.

Kathy Walters seconded the motion; all members voted AYE.

Charles Paul encouraged all members to go by to look at the property prior to the December meeting.

## **Committee Reports**

Minor works: The minor works report was distributed by Wendy Spry. There were no questions.

### C.A.M.P. (Commission Assistance and Mentoring Program)

Janet Gapen informed the Commission that she had received a call from the State Historic Preservation Office and they extended an invitation for the Salisbury Historic Preservation Commission to host a training workshop next July for preservation commission members in this region. She said the town of Edenton has agreed to host the workshop for the eastern part of the state.

The training is sponsored by the National Alliance of Preservation Commissions and will feature 3 nationally-recognized guest speakers. The commission has the opportunity to select 2 topics of the 4 that would be covered for the 1-day workshop.

She stated that there would be a limitation of 60 persons who could attend; therefore, when the registration brochures are sent out to the preservation commissions, the number of persons who can attend should probably be specified.

Ms. Gapen informed the Commission that the State has suggested that Rowan County be invited to participate as a co-sponsor. The State also suggested that the Commission, as well as the county, apply for a CLG grant which would cover the cost for the speakers' fees.

In response to a question from Charles Paul, Ms. Gapen stated the training would be credited as CLG training.

Kathy Walters made the motion that the Salisbury Historic Preservation Commission approve hosting the camp program and apply for the CLG grant.

Michael Young seconded the motion; all members present voted AYE.

The Commission selected "Hands on Design Exercise" and "Procedures" for the 2 chosen topics from the list provided.

Ms. Gapen asked that the members begin to think about a meeting space that would be sufficient to hold at least 65 people in a classroom style setup. She named the Methodist church and St. Luke's parish hall as possibilities. Others named included the Heritage Hall at the KKA Architecture office by Jeff Sowers, and Horizon's Unlimited by Kathy Walters.

**Minutes**

The October minutes were approved by common consent.

**Adjournment**

Prior to adjournment, Jeff Sowers commented that staff does a good job with the slide presentations, but would like to suggest that more site context be shown. Staff agreed to do so.

There being no additional items for discussion, the meeting was adjourned at 6:30 p.m.

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Charles Paul, Chairperson

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Judy Jordan, Secretary